

****PRIME RETAIL UNIT****
UNIT SU60, CABOT CIRCUS,
BRISTOL

ON BEHALF OF
OASIS



Location

The unit is located on the upper ground floor level adjacent to **Tiger and Oliver Bonas**.

Accommodation

Approximate net internal floor areas as follows;

Ground Floor	293.25 sq m	3,156 sq ft
	293.25 sq m	3,156 sq ft

(Interested parties are advised to verify these areas on site by prior appointment).

Tenure

15 years lease from the 24th June 2008. The lease is held inside the Landlord and Tenant Act.

Rent

The current passing rent is £200,000 per annum exclusive or 10% turnover. Next rent review due 24th June 2018.

Incentives

Incentives are available subject to covenant strength, please enquire for further information.

Rates

We are verbally advised that the unit is assessed as follows:

Rateable Value	£158,000
Rates Payable (18/19)	£75,682
Service Charge	£27,316.44

Interested parties are advised to verify these figures with the Local Rating Authority.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

An EPC has been commissioned and will be made available upon request.

Viewing

Staff are unaware of the pending disposal; therefore viewing is strictly by prior appointment through sole agents **Harper Dennis Hobbs**;

Hannah Mahoney-Griston
hannahmahoney-griston@hdh.co.uk
020 7462 9134

Subject to Contract

Cabot Circus Bristol, BS1 3BX

Floor

Upper Ground Floor

Size

1,573,000 sq ft (146,100 sq m)



Key

- Let
- Available To Let
- Under Offer
- In Solicitor's Hands